

## 2007-R-068

Property Owner: CP of Pace Limited Partnership

Agent: Edwin Henry

Project Name: Bell's Bluff Subdivision (formerly Woodlands Manor)

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: R2 (Medium Density Residential)

Existing FLUM: Single Family Residential

Proposed FLUM: No Change

# **STAFF ANALYSIS**

## **Part I. General Information:**

**Applicant:** CP of Pace Limited Partnership

**Agent:** Edwin Henry

**Project Location:** Northwest corner of Bell Lane and Sterling Road

**Parcel Number:** 26-1N-29-0000-00202-0000 and 27-1N-29-0000-01004-0000

**Parcel Size:** 195.90 (+/-) acres

**Requested Action:** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to R2.**

**Requested Condition(s):** Limit the maximum number of dwelling units on this site to **950** which is below the 1000 dwelling unit DRI (Development Regional Impact) threshold for Santa Rosa County.

**Existing Zoning Description:** R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

**Proposed Zoning Description:** R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

**Existing FLUM:** Single Family Residential

**Current Use of Land:** wooded/vacant

**Surrounding Zoning:** The property south, east and west is AG (Agriculture District); however, the property west and south is currently owned and operated by Sterling Fibers and Air Products. Approximately 163 acres of M2 (General Industrial) is located southwest of Bell Lane and Sterling Way. North is R1 (Single Family Residential) R1M (Mixed Residential Subdivision District) and R1A (Single Family Residential).

**Rezoning History:** The subject property was rezoned in 2003 from AG (Agriculture District) to R1 (Single Family Residential District). A Construction Plat for Woodlands Manor Phase I, a 441 DU subdivision on the subject property was approved on 6/9/05. In 2004, 18 acres north of the site along Bell Lane was rezoned from AG (Agriculture District) to R1 (Single Family Residential District) with the condition that the maximum number of dwelling units not exceed 72 single family residences.

## Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

### A. Infrastructure Availability:

#### (1) Predicted Maximum Roadway Impact:

As previously noted, the applicant has an approved construction plat for 441 dwelling units. The current zoning with approved plat would produce approximately 2,110 average daily vehicle trips onto Bell Lane and Sterling Way. The rezoning as proposed by the applicant would generate 4,545.75 average daily trips. The overall net affect of the rezoning would be a net increase of 2,435.75 average daily trips. Rated at LOS Standard "D", the current available capacity of 5,930 trips for Bell Lane and available capacity of 5,197 trips for Sterling Way thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard; however, the proposed rezoning will impact segments of Highway 90 and Avalon Boulevard that are currently over capacity based on the County's concurrency management system.

The County is in the process of collecting annual traffic counts. Overall roadway network plans that include adoption of a long range concurrency management plan are being considered by the County. Additionally, the applicant may provide a detailed traffic study indicating capacity.

#### (2) Potable Water:

##### Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System.

#### (3) Sanitary Sewer:

##### Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System. The servicing utility provider further indicated they are in the design process of a 3-million gallon per day plant expansion and added effluent disposal. Pace Water System anticipates permitted treatment and disposal capacity of 5 million gallons per day by the Year 2007, thus providing adequate capacity to support the proposed rezoning and to serve future community development needs.

**(4) Solid Waste:**

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**(5) Parks, Recreation and Open Space:**

The subject site is approximately 2 miles from the Santa Villa Park, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document. The applicant does not indicate plans to include recreation facilities as part of the development.

**(6) Schools:**

An email from the Assistant Superintendent for Administrative Services for the School District of Santa Rosa County (John S. "Steve" Ratliff) to the Planning & Zoning Department indicated "the size of the rezoning request exceeds the threshold set by the school board and the board's position is that there is no student capacity to accommodate this change without developer contribution to the board to assist in providing the future student capacity". The requested zoning change is, therefore, inconsistent with this policy.

**B. Compatibility:**

Policy 3.1.A. 8 of the Comprehensive Plan states:

*"Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for developments located within the established Transportation Planning Area (TPA) that meet workforce/affordable housing criteria as defined by the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above".*

Policy 5.1.C.8 of the Comprehensive Plan states:

*"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land*



*uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."*

Currently, the majority of uses surrounding the site are single family residential and vacant. The applicant has not demonstrated through a conceptual site plan that the development is compatible with the surrounding areas.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."*

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

*"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."*

The National Wetlands Inventory Map indicates there are no wetlands on this site.

**D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

## 2007-R-068 Traffic Analysis Append

### For the R1 estimation:

Single Family Detached Housing (210)

195.9 acres x 4 du's/acre = 783.6 possible units

Average Rate:  $9.57 \times 783.6 = 7,499.05$  average daily trips

Driveway %:  $0.50 \times 7,499.05 = 3,749.52$  average daily trips

New Trip % = 100%;  $3,749.52 \times 1.00 = 3,749.52$  new daily trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

### For the R1 estimation using current density of 441 dwelling units:

Single Family Detached Housing (210)

441 dwelling units

Average Rate:  $9.57 \times 441 = 4,220.37$  average daily trips

Driveway %:  $0.50 \times 4,220.37 = 2,110.18$  average daily trips

New Trip % = 100%;  $2,110.18 \times 1.00 = 2,110.18$  new daily trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

### For the R2 estimation using max density of 950 dwelling units:

Single Family Detached Housing (210)

950 possible units

Average Rate:  $9.57 \times 950 = 9,091.5$  average daily trips

Driveway %:  $0.50 \times 9,091.5 = 4,545.75$  average daily trips

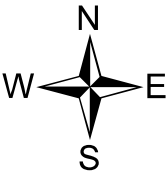
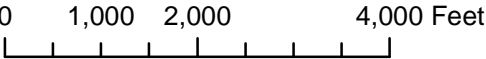
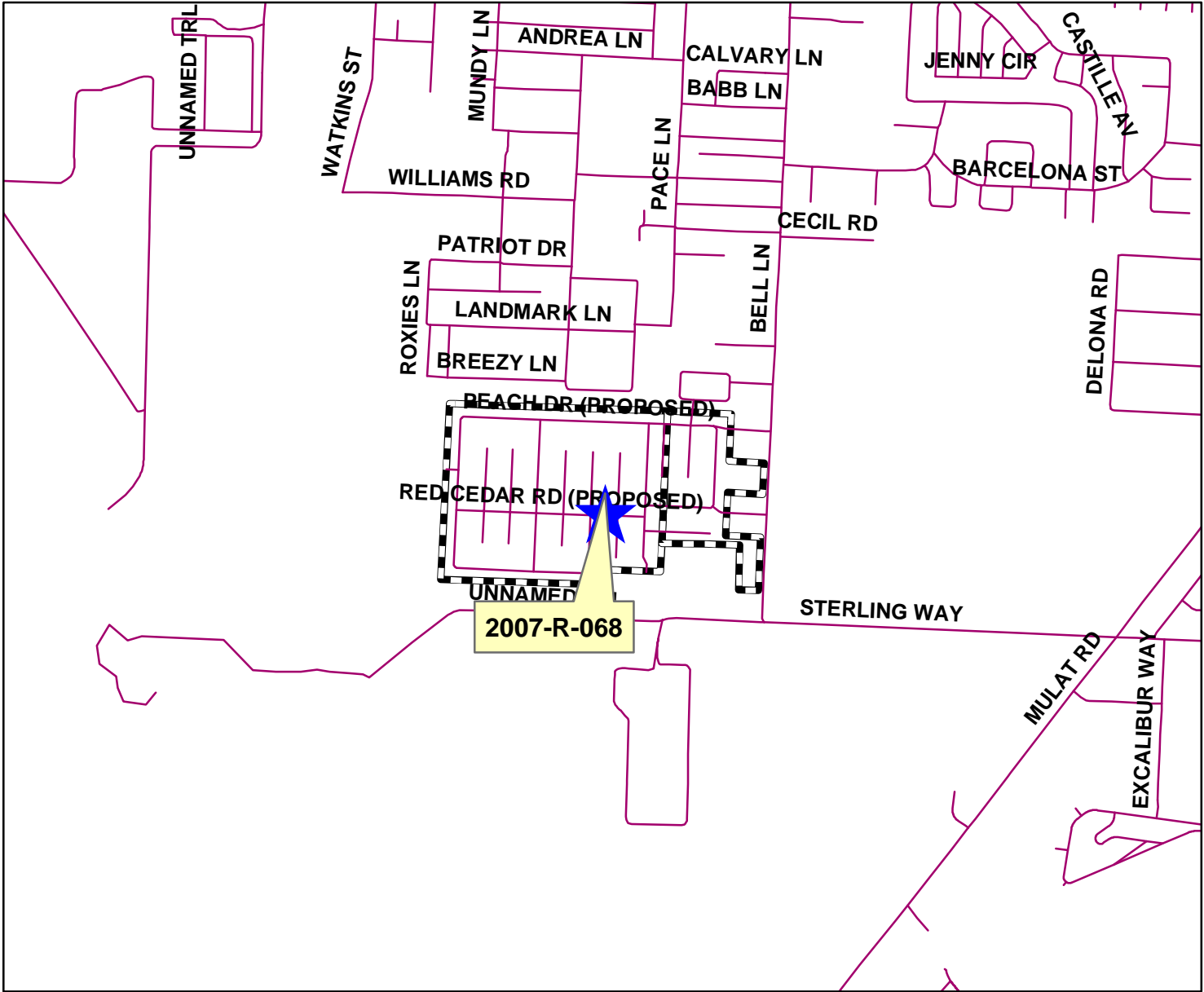
New Trip % = 100%;  $4,545.75 \times 1.00 = 4,545.75$  new daily trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of

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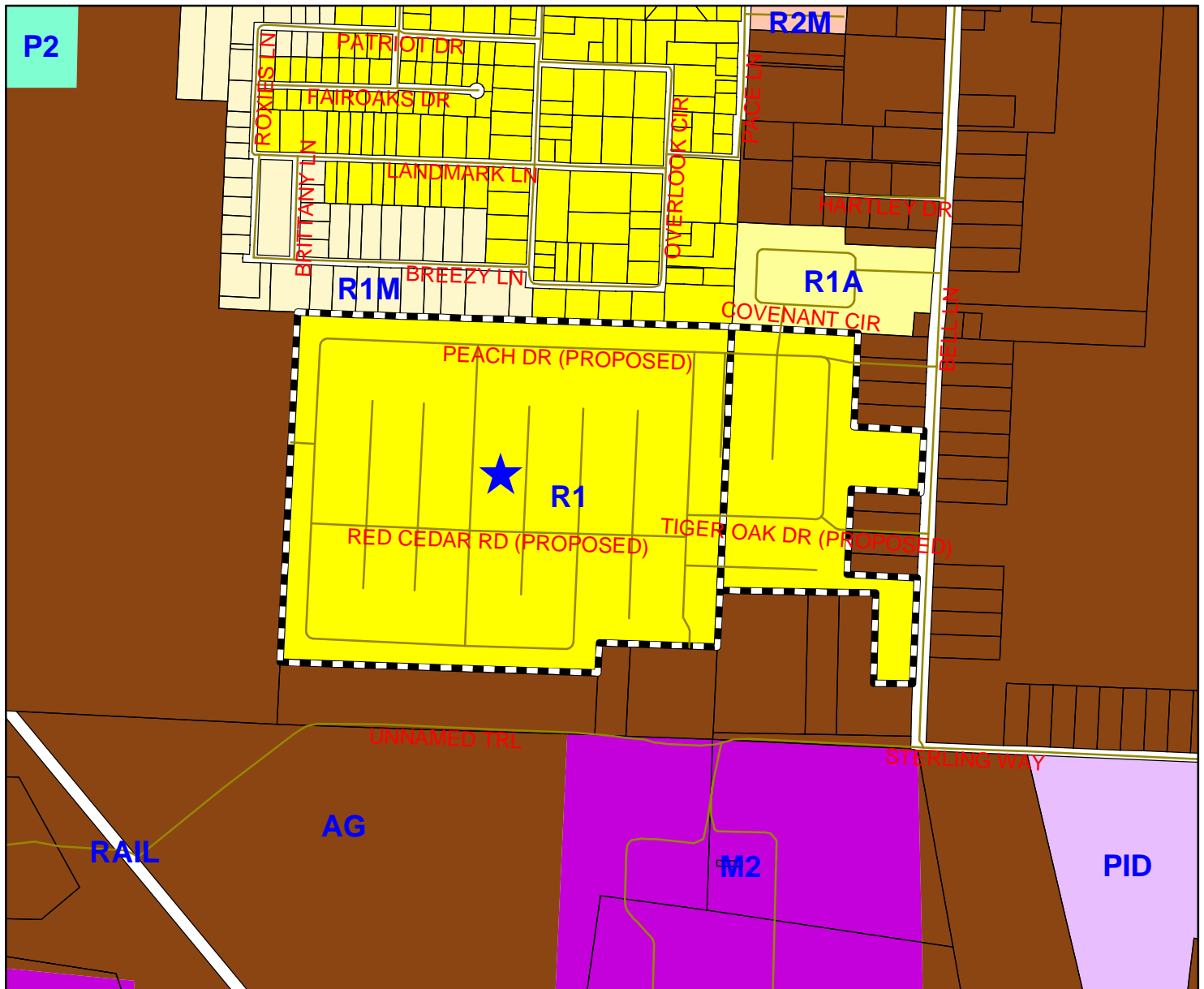
Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-068; Edwin Henry, CP of Pace Limited Partnership, Rezone R1 to R2 (195.90 acres)\07-R-068 Traffic Analysis with density bonus.doc

Location Map (2007-R-068)



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# Current Zoning (2007-R-068)



0 550 1,100 2,200 Feet



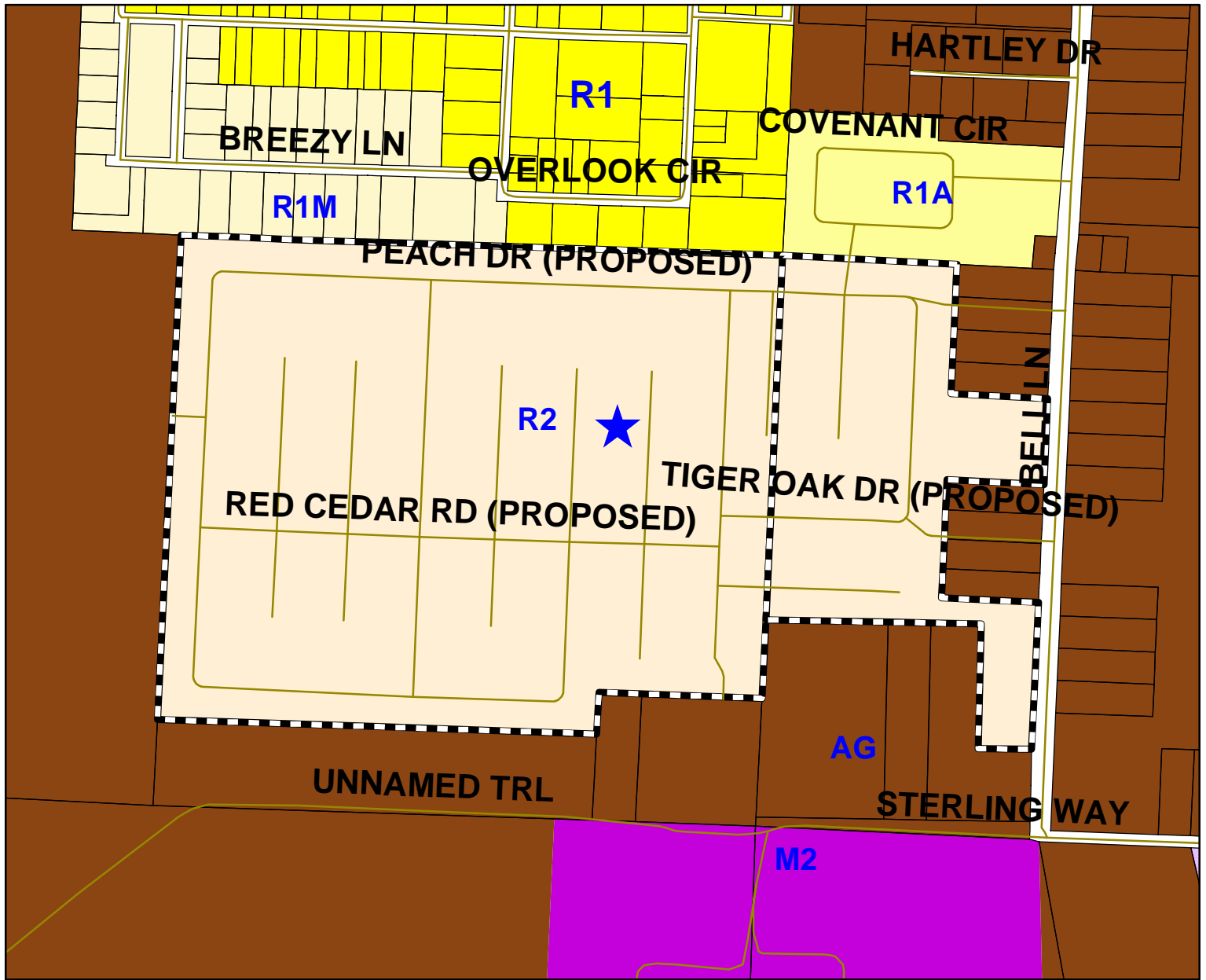
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-068_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning Map (2007-R-068)



0 350 700 1,400 Feet



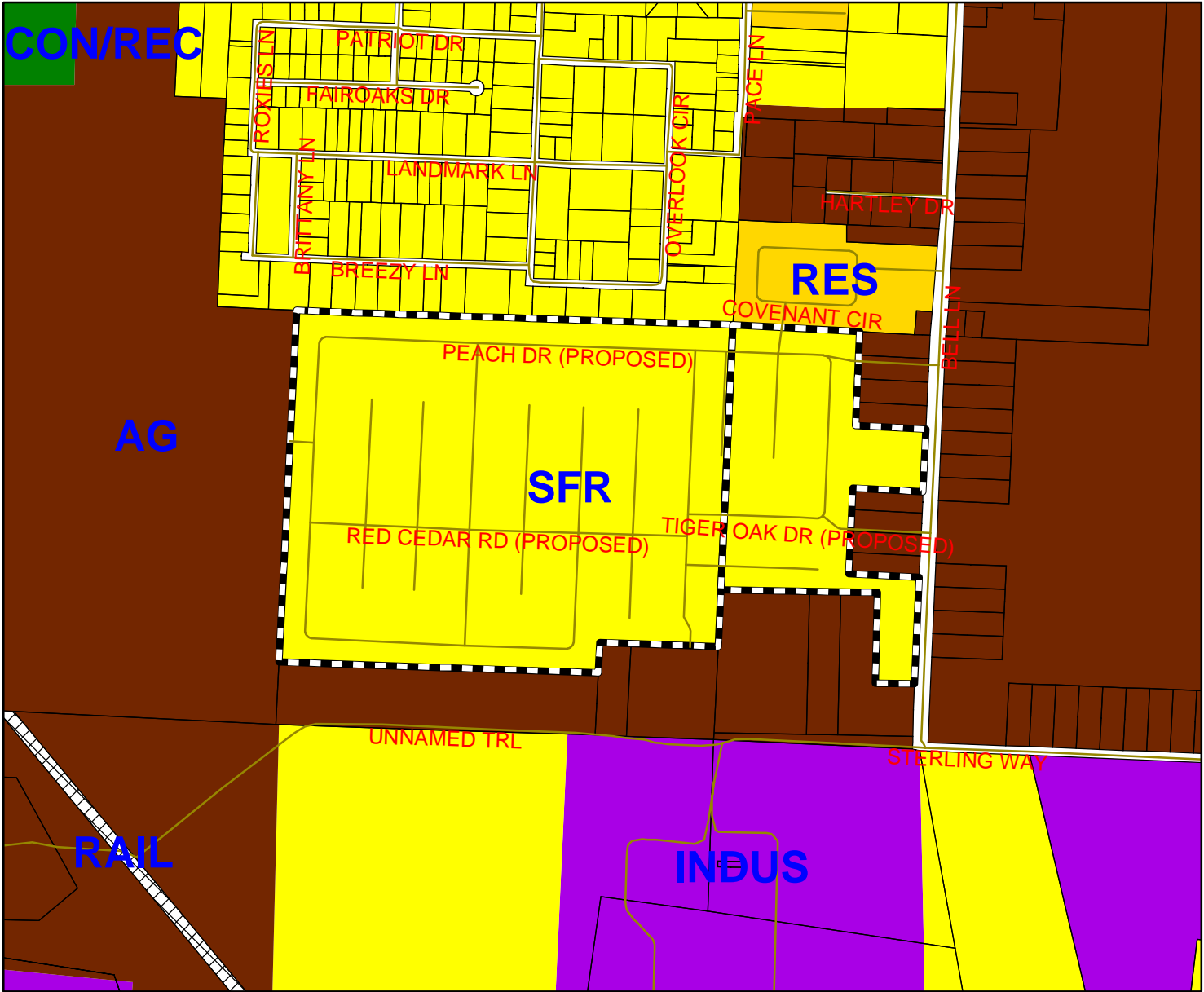
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-068_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Future Land Use (2007-R-068)



## Legend

Streets  
07-R-068\_Resoning  
Parcels

### FLUM

AGRICULTURE (AG)  
SINGLE FAMILY RESIDENTIAL (SFR)  
MEDIUM DENSITY RESIDENTIAL  
RESIDENTIAL (RES)  
COMMERCIAL (COMM)  
CONSERVATION/RECREATION (CON/REC)

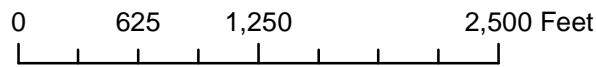
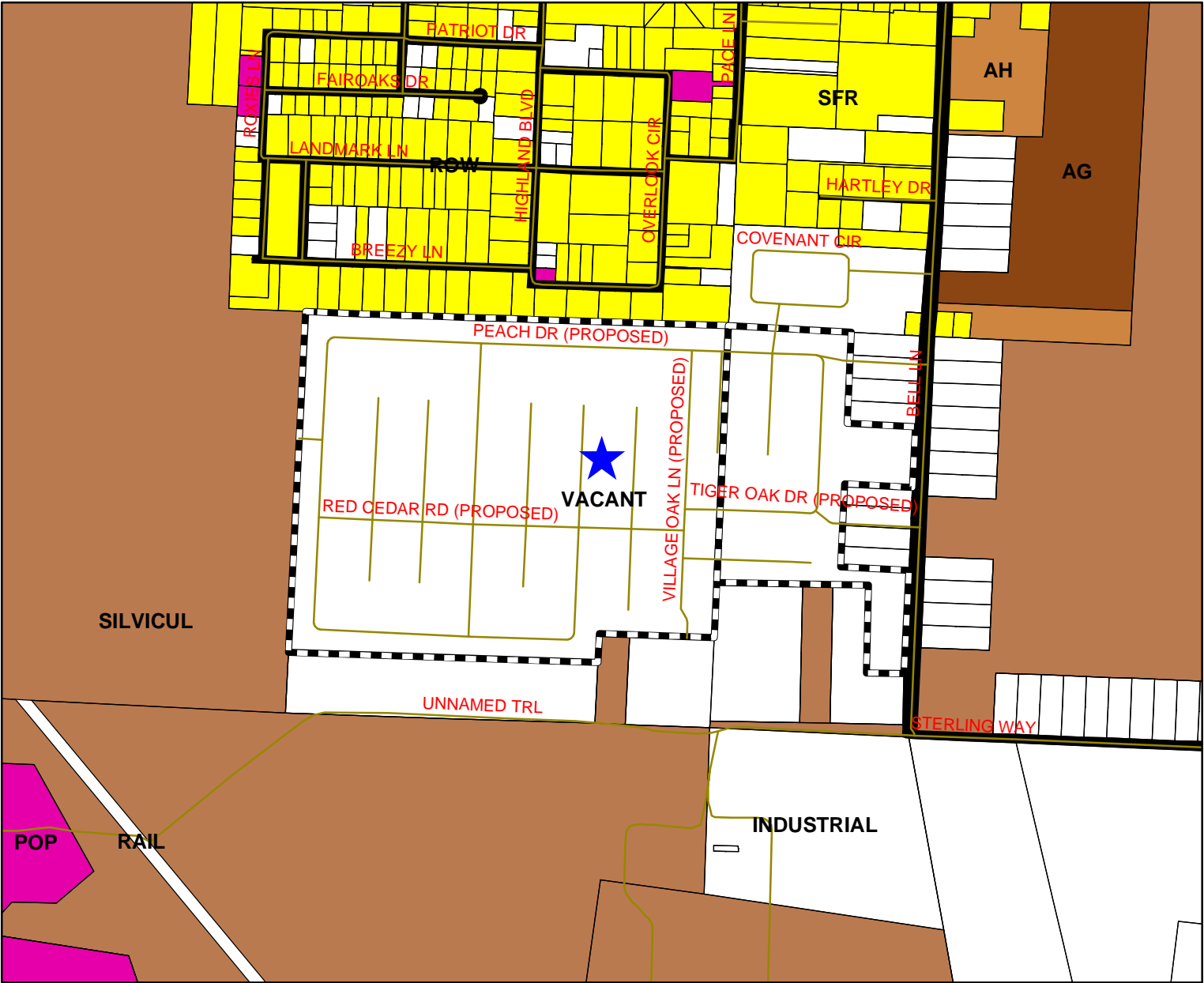
GP SINGLE FAMILY RESIDENTIAL (GPSFR)  
GP RURAL RESIDENTIAL (GPRR)  
BAGDAD HISTORIC DISTRICT (HIS)  
INDUSTRIAL (INDUS)  
MARINA (MARINA)  
MILITARY (MIL)  
MIXED RESIDENTIAL COMMERCIAL (MRC)  
NAVARRE BEACH COMMERCIAL (NBCOMM)  
NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)

NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)  
NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)  
NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)  
NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)  
NAVARRE BEACH UTILITIES (NBU)  
CITY  
RAIL  
WATER

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# Existing Land Use Map (2007-R-068)



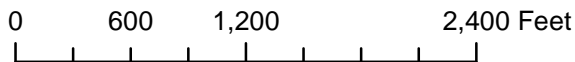
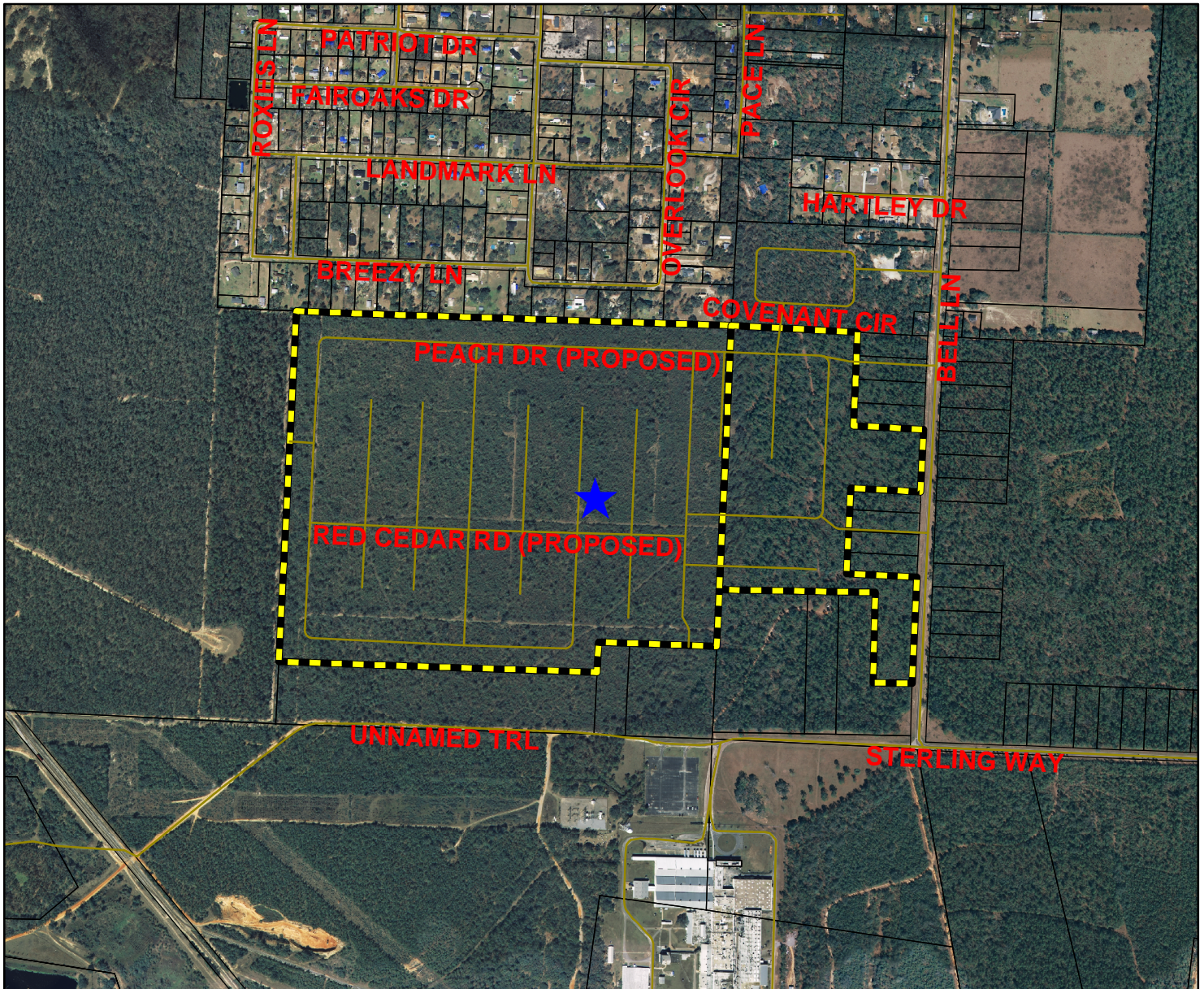
## Legend

Streets	City	Recreation/Open Space
07-R-068_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
<b>ELUM</b>	Military	Silviculture
<b>CATEGORY</b>	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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# Aerial (2007-R-068)



## Legend

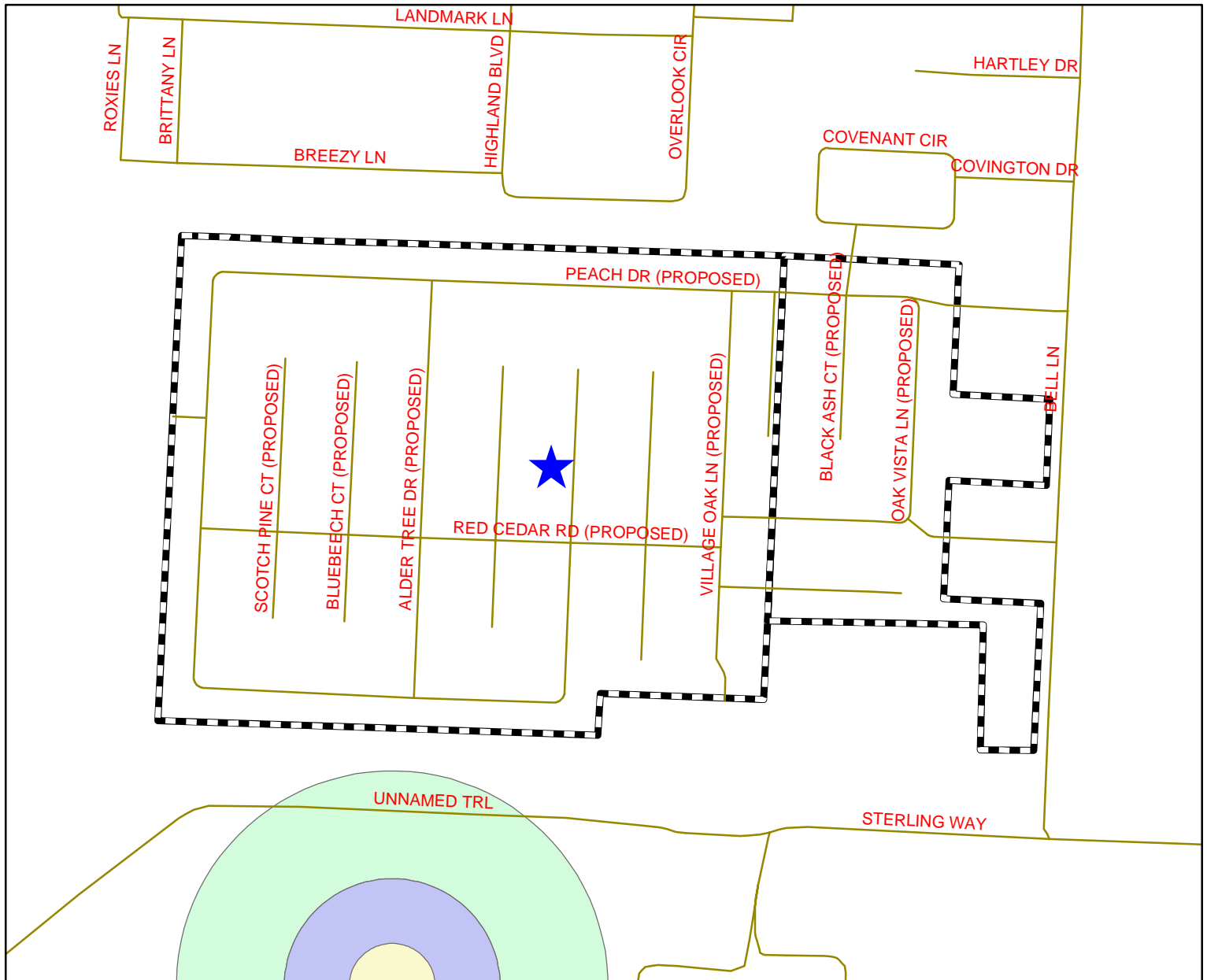
- Streets
- 07-R-068\_Rezoning
- Parcels

### TextDisclaimer:

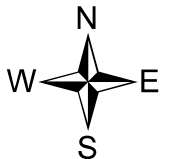
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# 2007-R-068 Wellhead Protection Map



0 437.5 875 1,750 Feet



## Legend

- Streets
- 07-R-068\_Rezoning
- wells
- 200'\_Buffer\_of\_Potable\_Water\_System\_(DEP)
- 200'\_floridan\_only
- 500'\_s&g\_only
- 500'\_Buffer\_of\_Potable\_Water\_System\_(DEP)
- 1000'\_Buffer\_of\_sand\_and\_gravel\_only

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